



WESTFIELD-WASHINGTON
ADVISORY PLANNING COMMISSION

October 01, 2012
1210-DP-13 & 1208-SIT-093
Exhibit 1

Petition Number: 1210-DP-13 & 1208-SIT-09

Subject Site Address: 333 West Hoover Street

Petitioner: Sheryl Sollars, Westfield Washington Public Library

Representative: Mr. Ronald A. Wright, Wright and Associates, P.C.

Request: Westfield Washington Library requests Development Plan and Site Plan review for 2.55 acres in the SF-3 District.

Current Zoning: SF-3

Current Land Use: Institutional

Approximate Acreage: Approximately 2.55 acres

Zoning History: SF-3

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans
4. Elevation Renderings

Staff Reviewer: Ryan Clark

Procedural

- Requests for Development Plan Review and Site Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the October 01, 2012 Advisory Plan Commission (the "APC") meeting.
 - Notice of the October 01, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

Project Location

The subject property is approximately 2.55 acres in size and is located at 333 West Hoover Street (the "Property"). The Property is bound by Westfield High School to the north, Asa Bales Park to the east, and Westfield Middle School to the south and west.

Project Description

The development plan and site plan review is for an addition to the south end of the existing Westfield Washington Library (the "Project"). The proposed two-story addition is approximately 10,000 square feet and will include space for a children's area, periodicals and resource expansion, new community room, and an increased mechanical room. The addition will also include a live roof system. The addition will consist primarily of a masonry veneer.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

Residential District (WC 16.04.030)

E1. Permitted Use – Library - Compliant

E2. Special Exceptions – Not applicable to this Petition

E3. Permitted Home Occupations- N/A

E4. Minimum Lot Area – Not less than 12,000 square feet

110,000 square feet – Compliant

E5. Minimum Lot Frontage on Roads – Not less than 50 feet

365 feet – Compliant

E6. Minimum Setback Lines – Front (min. 20'), Side (min. 10'), Rear (min. 30')

35' Front – Compliant

55' Side – Compliant

44' Rear – Compliant



E6. Maximum Building Height – 25' - Compliant

E7. Minimum Gross Ground Level Space – 800 square feet

Compliant

E8. Parking

Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Existing Library predated US 31 Overlay, N/A

3. Subdivision Control Ordinance

N/A

4. Development Plan Review (WC 16.04.165)

D1a. Site Access and Site Circulation

1. Access Locations

Petitioner is working with the Westfield Public Works Department to ensure compliance.

2. Safe and Efficient movement to and from site

Petitioner is working with the Westfield Public Works Department to ensure compliance.

3. Safe and Efficient movement in and around site

Compliant



D4b. Landscaping (WC 16.06.010)

WC 16.06.040

E. Line of Sight - Compliant

I. Trash and Loading Facilities – Compliant

J. Heating and Cooling Facilities –

Petitioner is working with the Westfield Community Development Department to ensure compliance.

K. Softening of Walls and Fences-

Petitioner is working with the Westfield Public Works Department to ensure compliance.

WC 16.06.050 On-site Requirements – Compliant

Evergreen/Ornamental Trees – 10

Shade Trees – 10

Shrubs – 25

WC 16.06.050.B Road Frontage Standards – N/A

WC 16.06.060 Buffer Yard Requirements – Not applicable to this Petition

WC 16.06.070 Parking Area Landscaping

A. Interior Landscaping - Compliant

B. Perimeter Parking Lot Landscaping – Not Applicable to this Petition

D4c. Lighting

Petitioner is working with the Westfield Public Works Department to ensure compliance.

D4d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.



D1e. Building Orientation

1. No loading pace or loading docks facing public street – Compliant
2. Loading space screening - Compliant

D4f. Building Materials

1. Brick of Masonry Material- Compliant

5. Comprehensive Plan Compliance

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the property as Downtown (p. 75). Institutional uses are recommended downtown in the Comprehensive Plan (pg. 83).

6. Street and Highway Access

The proposed structure does not require new access points. All existing access points are unchanged.

7. Street and Highway Capacity

Petitioner is working with the Westfield Public Works Department to ensure compliance.

8. Utility Capacity

Petitioner is working with the Westfield Public Works Department to ensure compliance.

9. Traffic Circulation Compatibility

The proposed addition is compatible with adjacent development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark @ 317-674-6599 or rclark@westfield.in.gov.